

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb or  
locality and postcode

5/4 Fellow Court, Wallan VIC 3756

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price range between \$390,000 & \$420,000

### Median sale price

Median price

\$325,000

Property type

Unit

Suburb

WALLAN

Period - From

June 2018

to

June 2019

Source



### Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

#### Price

#### Date of sale

1. 3/43 Darraweit Road, Wallan VIC 3756	\$390,000	22/06/2019
2. 19 Holly Drive, Wallan VIC 3756	\$420,000	19/02/2019
3. 10 Wedding Drive, Wallan VIC 3756	\$365,000	30/03/2019

This Statement of Information was prepared on: 16/09/2019